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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: AUGUST 7, 2019

SUBJECT: Z19-09, VEDURA SANTAN VILLAGE APARTMENTS: REQUEST TO AMEND ORDINANCE NOS. 1142 AND 1230 TO AMEND THE CONDITIONS OF DEVELOPMENT WITHIN THE GILBERT CROSSROAD CENTER PLANNED AREA DEVELOPMENT (PAD) FOR APPROXIMATELY 7.61 ACRES OF REAL PROPERTY, KNOWN AS PARCEL B1, GENERALLY LOCATED AT THE NORTHEAST CORNER OF SANTAN VILLAGE PARKWAY AND CORONADO ROAD, AND ZONED REGIONAL COMMERCIAL (RC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Prosperous Community

Updating development standards for an existing mixed use Planned Area Development.

RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-09, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Burch & Cracchiolo, P.A.
Name: Brennan Ray
Address: 702 E. Osborn Road, Suite 200

OWNER

Company: Westcor Santan Village LLC
Name: Jacob Knudsen
Address: 11411 N. Tatum Blvd.

Phoenix, AZ 85014
 Phone: 602-234-8794
 Email: bray@bcattorneys.com

Phoenix, AZ 85028
 Phone: 602-953-6539
 Email: Jacob.knudsen@macerich.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 5, 1999</i>	Town Council approved Z98-27 adopting Ordinance No. 1142 for approximately 522.68 acres for the Crossroads Center PAD with an underlying zoning designation of C-2 (General Commercial).
<i>November 16, 1999</i>	Town Council approved Z99-41 adopting Ordinance No. 1230 to add 63 acres to Crossroads Center PAD, in addition to adding new conditions, and amending the Development Plan.
<i>December 15, 2005</i>	Design Review Board approved the design guidelines for the SanTan Village Regional Shopping Center (DR05-86) and preliminary site plan Design Review with anchor (Harkins).
<i>February 16, 2006</i>	Design Review Board approved DR05-122 for final site plan and other associated buildings for SanTan Mall site.
<i>2006-2019</i>	Multiple Design Reviews and Administrative Design Reviews are approved for the SanTan Mall site.
<i>July 10, 2019</i>	Planning Commission reviewed Z19-09 as a study session item.
<i>August 7, 2019</i>	Planning Commission will make a recommendation for Z19-09 to Town Council.
<i>September 5, 2019</i>	Town Council will vote on Z19-09 Vedula Santan Village Apartments

Overview

Crossroads Center PAD was originally a 586 acre mixed use project located south of Ray Road, north and west of the 202 Freeway and east of the Maple Drive alignment. The PAD has created a destination with a wide variety of commercial, employment, and multi-family uses with the center of the development being the SanTan Village Regional Shopping Mall. Westcor, the owners and operators of the project, have rights under the existing ordinances to allow a portion of the property to be multi-family residential. This rezoning request is to amend the PAD development standards related to multi-family development

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial PAD	Vacant Land and Main Event
South	Regional Commercial	Regional Commercial PAD	SanTan Regional Shopping Mall
East	Regional Commercial	Regional Commercial PAD	Loop 202 Freeway

West	Regional Commercial	Regional Commercial PAD	Santan Village Parkway then Tru Hotel and vacant land
Site	Regional Commercial	Regional Commercial PAD	Vacant

Rezoning

The applicant wishes to develop a multi-family development on 7.61 acres of the SanTan Regional Mall property (Parcel B). The subject site is located at the northern portion of the mall, on the northeast corner of Santan Village Parkway and Coronado Road alignment. Developing multi-family within the Crossroads Center PAD is permitted up to 20% for each property owner in keeping with the original intent of the PAD. However; the existing PAD is almost 20 years old and development standards have changed over time. The existing PAD limits multi-family to 20-year-old suburban standards. Parcel B will need to be split into two, creating Parcel B1 for the 7.61 acres. The Conceptual Land Use Plan Exhibit will also be amended to show the new parcel and the development standards for Parcel B1 will be amended as follows:

- Building height increase from 2-story 30' to 55'
- The maximum floor area ratio of 0.5 shall not apply to multi-family
- C-2 development standards, as noted in the PAD or as amended within this rezoning, shall apply to multi-family development
- Clarification that no Conditional Use Permit is required for multi-family
- Multi-family maximum density shall not exceed 36 DU/Acre
- Tandem uncovered parking spaces behind garages may be used towards minimum parking requirements

The intention is to integrate into the mall property while providing a prominent street presence along SanTan Village Parkway. The deviation requests are in keeping with the deviation requests for Parcel F1 approved in 2018. The previous rezoning (Z17-1028) amended the Crossroads Center PAD to allow a mixed-use development on the southeast corner of Santan Village Parkway and Williams Field Road that includes multi-family (Elevations at SanTan) at a higher density with a more compact site layout configuration.

Project Data Table

Site Development Regulations	Required per LDC	Ordinance No. 1230	Proposed Parcel B1
Development Standards	MF in RC to comply with RC	Residential in C-2 to comply with R-4	MF in C-2 to comply with C-2 Standards
Maximum Density	N/A in RC	12-22 DU/Acre	12-34 DU/Acre
Maximum Floor Area Ratio (FAR)	N/A for MF	N/A MF (page 65)	N/A MF
Maximum Building Height (ft.)	55'	40' Retail & Services 60' Office & Hotel 30' Multi Family	40' Retail & Services 60' Office & Hotel 55' Multi-Family
Minimum Setback (ft.)			

Front to ROW	25'	20'	20'
Side to non-residential	20'	0'	0'
Rear to non-residential	20'	0'	0'
Minimum Required Perimeter Landscape Area (ft.)			
Front to ROW	25'	5'	5' (20' min provided)
Side to non-residential	20'	5'	5'
Rear to non-residential	20'	5'	5'
Landscaping (% of net lot area)	15%	15%	15%

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on March 19, 2019 at SanTan Village Community Room. No residents attended the meeting. Staff has received no comment from the public.

Planning Commission Study Session July 10, 2019

The case was presented to Planning Commission as a study session item, commissioners had clarification questions regarding density and a previous multi-family residential approval. No other comments or concerns were brought forth.

SCHOOL DISTRICT

Efforts are being coordinated with Gilbert Public Schools throughout the entitlement process to ensure that adequate educational facilities are maintained for the neighborhood.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.

4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-09 to amend the conditions of development within the Crossroads Center Planned Area Development (PAD) for approx. 7.61 acres of real property, known as Parcel B1, generally located at the northeast corner of Santan Village Parkway and Coronado Road and zoned Regional Commercial (RC) with a PAD overlay, subject to the following conditions:

EXHIBIT 3: Amended Development Plan of the Crossroads Center PAD, dated August 7, 2019.

1. Conceptual Land Use Plan creating Parcel B1 (Pages 15, 16 and 17 of Exhibit 3).
2. Increasing Building Height to 55' for Multi-Family Residential within Multi-Use Commercial, Parcel B1 (Page 65 of Exhibit 3).
3. Increasing density for Multi-Family Residential within Multi-Use Commercial, Parcel B1, to 34 Du/gross acre (Page 58 of Exhibit 3).
4. Clarifying that the floor area ratio does not apply to Multi-Family Residential within Multi-Use Commercial, within Parcel B1 (Page 65 of Exhibit 3).
5. Clarifying Multi-Family does not require a Use Permit (Pages 56 of Exhibit 3).
6. Amending the Development Standard for Multi Family in Multi-Use Commercial, Parcel B1 shall comply with the C-2 Development Standards (Page 58, 65, 66 and 67 of Exhibit 3).
7. Tandem uncovered parking spaces behind garages may be used towards minimum parking requirements.
8. Dedication of Santan Village Parkway shall extend a minimum of 70 feet from centerline. In areas not already dedicated as public right-of-way, a public roadway easement must be provided in a form approved by the town engineer.
9. North South Collector Street Coronado Road adjacent to Parcel D and adjacent to Parcels C and A (full width of 80 feet), as such Parcels are identified on the Conceptual Land Use Plan in the Development Plan

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. B.', with a stylized flourish at the end.

Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Zoning Exhibit
- 4) Legal Description
- 5) Development Plan
- 6) Minutes from the Planning Commission Study Session of July 10, 2019

Notice of Public Hearing

Z19-09 Vedula Santan Village Apartments
Attachment 1: Notice of Public Hearing
August 7, 2019

PLANNING COMMISSION DATE:

Wednesday, August 7, 2019 * TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, September 5, 2019 * TIME: 6:30 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

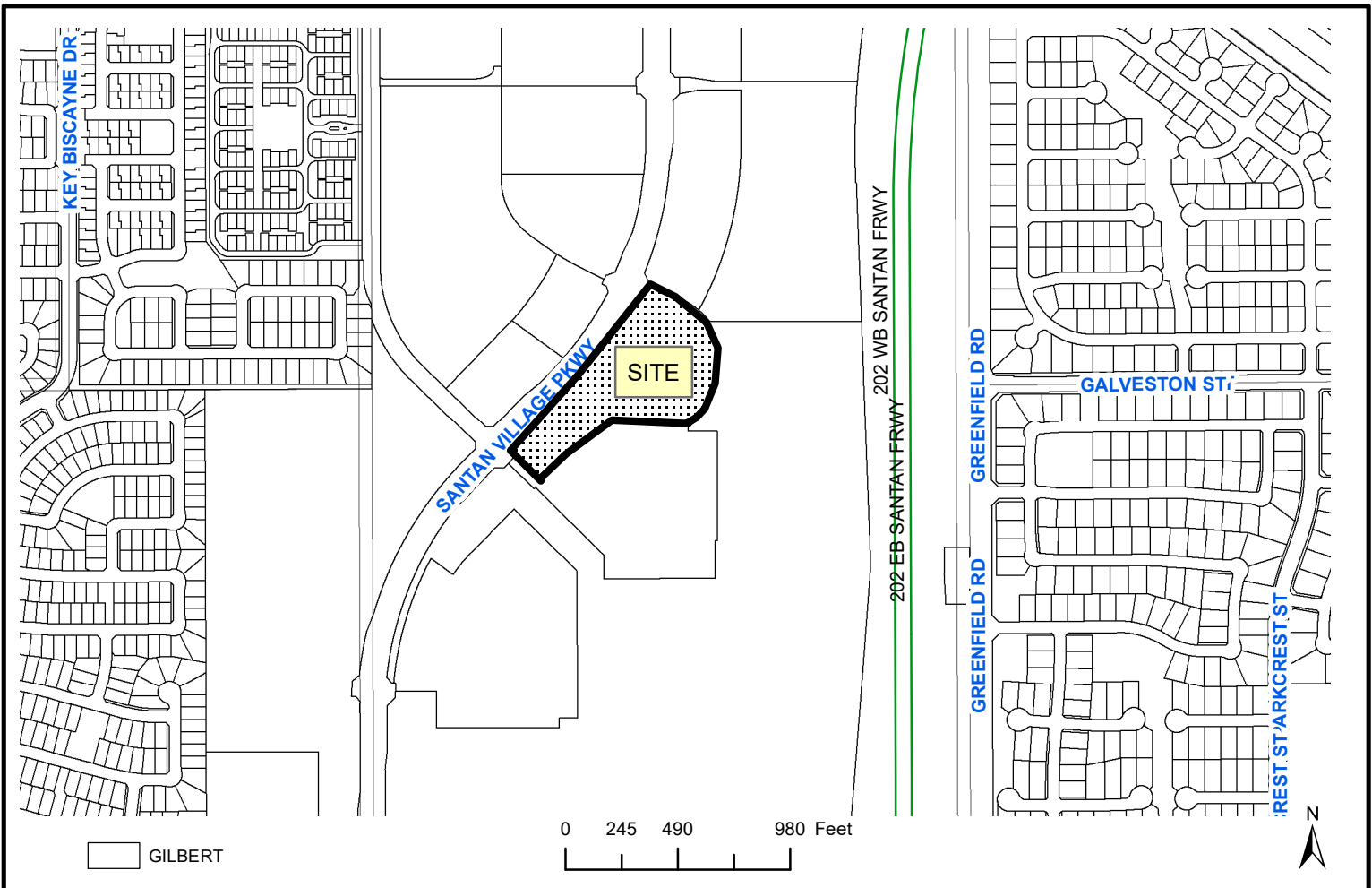
*** Call Planning Department to verify date and time: (480) 503-6625**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/current-boards/planning-commission> and <https://www.gilbertdocs.com/gilbertagendaonline>

REQUESTED ACTION:

Z19-09: VEDURA SANTAN VILLAGE APARTMENTS- Request to amend Ordinance Nos. 1142 and 1230 to amend the conditions of development within the Gilbert Crossroad Center Planned Area Development (PAD), generally located at the northeast corner of Santan Village Parkway and Coronado Road and consisting of approx. 7.61 acres of real property zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay as shown on the exhibit (map) available for viewing in the Planning Services Division. The request is to amend the conditions of development as follows: Modifying the Conceptual Land Use Plan to create Parcel B1, allow increased building height for Parcel B1, allow increased density for Parcel B1, to clarify that floor area ratio will not apply to Multi-Family within C-2 Multi-Use Commercial and shall adhere to Commercial Development Standards for Parcel B1, and to clarify that multi-family is allowed and included on the Land Use list provided within the existing ordinances. The effect of the amended development conditions will be to allow for a multi-family development.

SITE LOCATION:



APPLICANT: Burch & Cracchiolo P.A.
CONTACT: Brennan Ray
ADDRESS: 702 E Osborn Road, Ste. 200
Phoenix, AZ 85014

TELEPHONE: (602) 234-8794
E-MAIL: bray@bcattorneys.com



AERIAL MAP

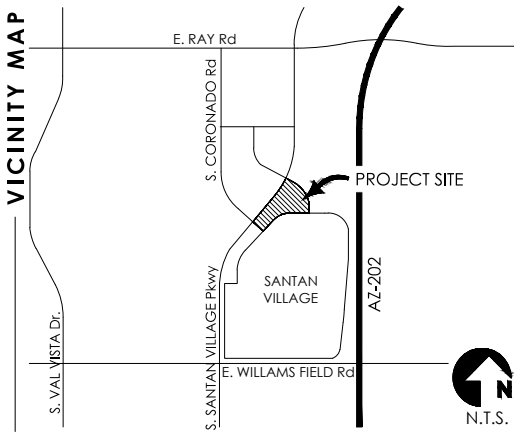
SCALE: 1" = 300'-0"
0 150' 300' 600'



SHEET
1

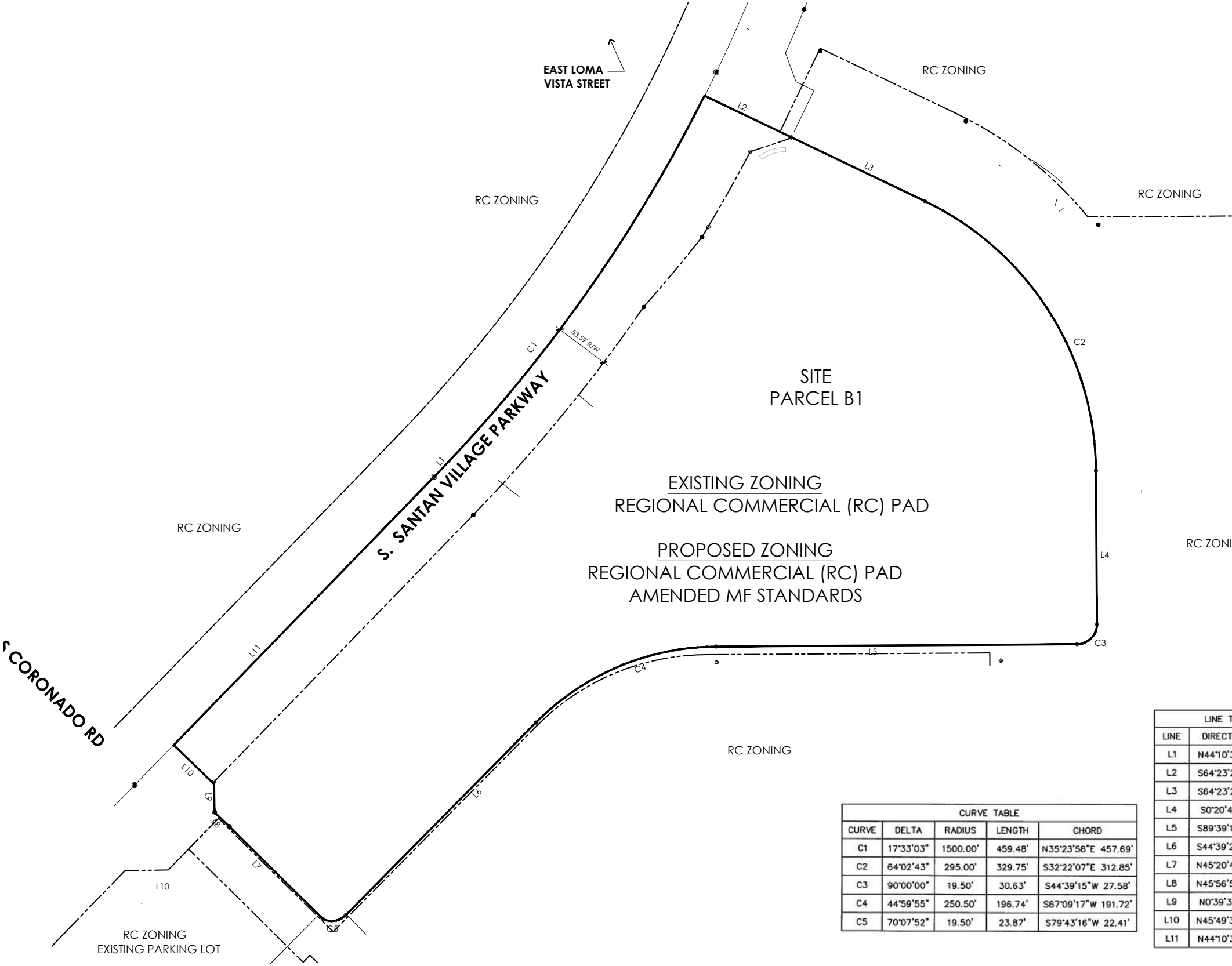
ZONING EXHIBIT FOR:
VEDURA SANTAN VILLAGE APARTMENTS
A PORTION OF THE EAST HALF OF SECTION 28, TOWNSHIP 1
SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA	NET SITE AREA:	(284,391 SF) 6.529 ACRES
	GROSS SITE AREA:	(332,575 SF) 7.634 ACRES
SITE	EXISTING ZONING:	REGIONAL COMMERCIAL(RC) PAD
	PROPOSED ZONING:	REGIONAL COMMERCIAL (RC) PAD AMENDED MF STANDARDS
	GROSS DENSITY:	28.2 D.U. /AC.
	GENERAL PLAN CLASSIFICATION:	REGIONAL COMMERCIAL (RC)



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°10'30"E	53.12'
L2	S64°23'28"E	94.09'
L3	S64°23'28"E	144.96'
L4	S0°20'45"E	150.33'
L5	S89°39'15"W	353.48'
L6	S44°39'20"W	265.22'
L7	N45°20'45"W	129.70'
L8	N45°56'50"W	19.77'
L9	N0°39'37"W	29.85'
L10	N45°49'30"W	53.59'
L11	N44°10'30"E	311.59'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	17°33'03"	1500.00'	459.48'	N35°23'58"E 457.69'
C2	64°02'43"	295.00'	329.75'	S32°22'07"E 312.85'
C3	90°00'00"	19.50'	30.63'	S44°39'15"W 27.58'
C4	44°59'55"	250.50'	196.74'	S67°09'17"W 191.72'
C5	70°07'52"	19.50'	23.87'	S79°43'16"W 22.41'



ZONING EXHIBIT

SCALE: 1" = 50'-0"



VEDURA SANTAN VILLAGE APARTMENTS



**LEGAL DESCRIPTION
GROSS
SANTAN VILLAGE APARTMENTS**

July 30, 2019
Job No. 2019-026
Page 1 of 2

A PORTION OF THE SANTAN VILLAGE PARKWAY RIGHT OF WAY AND A PORTION OF LOT 1 OF THE AMENDED FINAL PLAT OF SANTAN VILLAGE REGIONAL SHOPPING CENTER, RECORDED IN BOOK 1025, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE EAST HALF OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TOWN OF GILBERT BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A 1/2" DIAMETER REBAR WITH A CAP MARKING THE CENTER OF THE SECTION BEARS SOUTH 89 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 2638.66 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 1849.38 FEET THE CENTERLINE OF SAID SANTAN VILLAGE PARKWAY, ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 44 DEGREES 10 MINUTES 30 SECONDS EAST, A DISTANCE OF 53.12 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1500.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 03 SECONDS, A DISTANCE OF 459.48 FEET;

THENCE SOUTH 64 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF 94.09 FEET;

THENCE CONTINUING SOUTH 64 DEGREES 23 MINUTES 28 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 144.96 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 295.00 FEET, THROUGH A CENTRAL ANGLE OF 64 DEGREES 02 MINUTES 43 SECONDS, A DISTANCE OF 329.75 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF 150.33 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 19.50 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 30.63 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 15 SECONDS WEST, A DISTANCE OF 353.48 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 250.50 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 59 MINUTES 55 SECONDS, A DISTANCE OF 196.74 FEET;

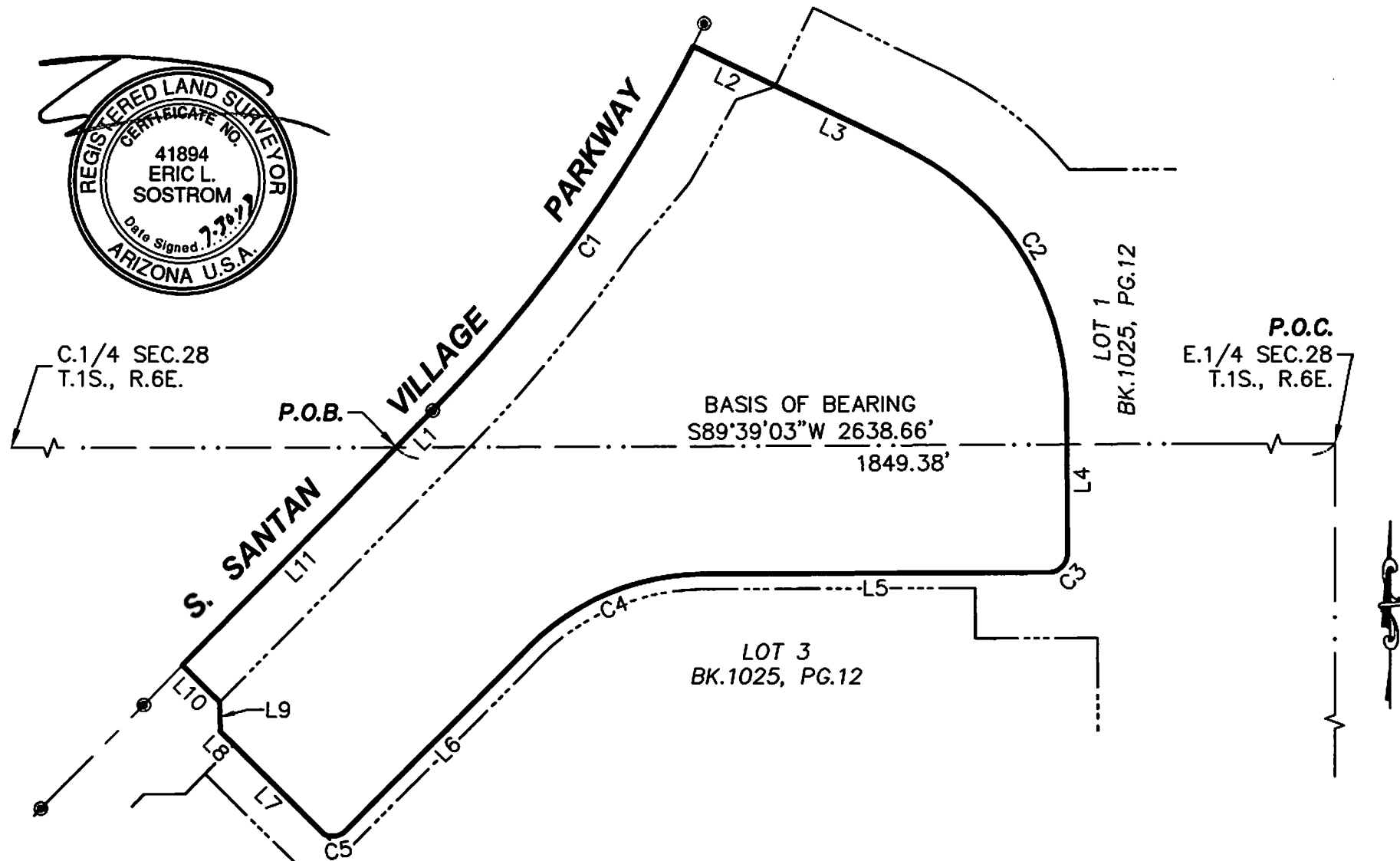
THENCE SOUTH 44 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 265.22 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 19.50 FEET, THROUGH A CENTRAL ANGLE OF 70 DEGREES 07 MINUTES 52 SECONDS, A DISTANCE OF 23.87 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 129.70 FEET;
THENCE NORTH 45 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 19.77 FEET;
THENCE NORTH 00 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 29.85 FEET;
THENCE NORTH 45 DEGREES 49 MINUTES 30 SECONDS WEST, A DISTANCE OF 53.59 FEET;
THENCE NORTH 44 DEGREES 10 MINUTES 30 SECONDS EAST, A DISTANCE OF 311.59 FEET TO
THE POINT OF **BEGINNING**.

SAID PARCEL CONTAINS 331,331 SQUARE FEET OR 7.606 ACRES, MORE OR LESS.





SIG

**SURVEY INNOVATION
GROUP, INC**

**EXHIBIT
ZONING**

SAN TAN VILLAGE APARTMENTS

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB#2019-026	DWG: 19-026 LEGAL ZONE	DATE: 7/30/19
SCALE: NTS	DRAWN: ELS	CHECK: JAS
		SHEET: 1 OF 2

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	17°33'03"	1500.00'	459.48'	N35°23'58"E 457.69'
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SURVEY INNOVATION
GROUP, INC

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

EXHIBIT
ZONING
SAN TAN VILLAGE APARTMENTS

JOB#2019-026	DWG: 19-026 LEGAL ZONE	DATE: 7/30/19
SCALE: NTS	DRAWN: ELS	CHECK: JAS
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GILBERT CROSSROADS CENTER (AMENDED PAD)

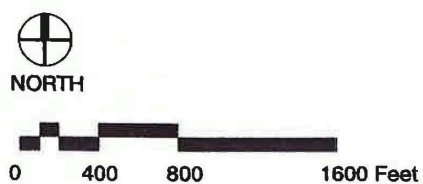
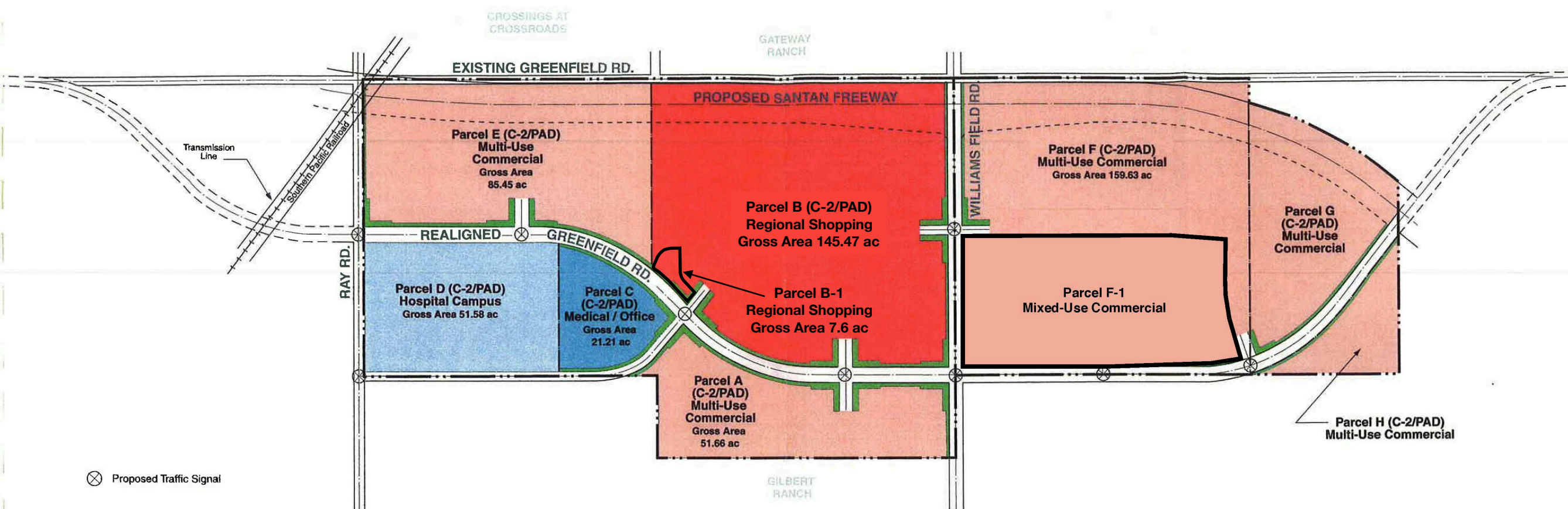
**NORTHWEST AND SOUTHWEST CORNERS OF WILLIAMS
FIELD ROAD AND THE FUTURE SANTAN FREEWAY
GILBERT, ARIZONA**

**GIG DEVELOPMENT CO., INC.
LUTHERAN HEALTHCARE NETWORK
WESTCOR/GILBERT, L.L.C.**

January 5, 1999
Revised October 11, 1999

Z99-41 (2ND) EXHIBIT A TOWN COUNCIL 11/16/99

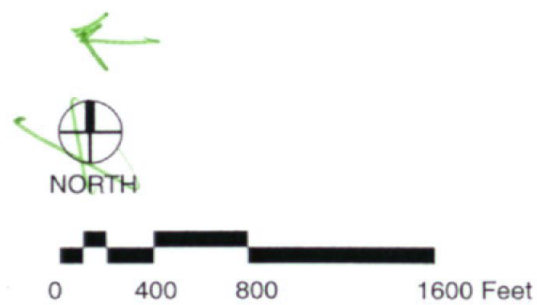
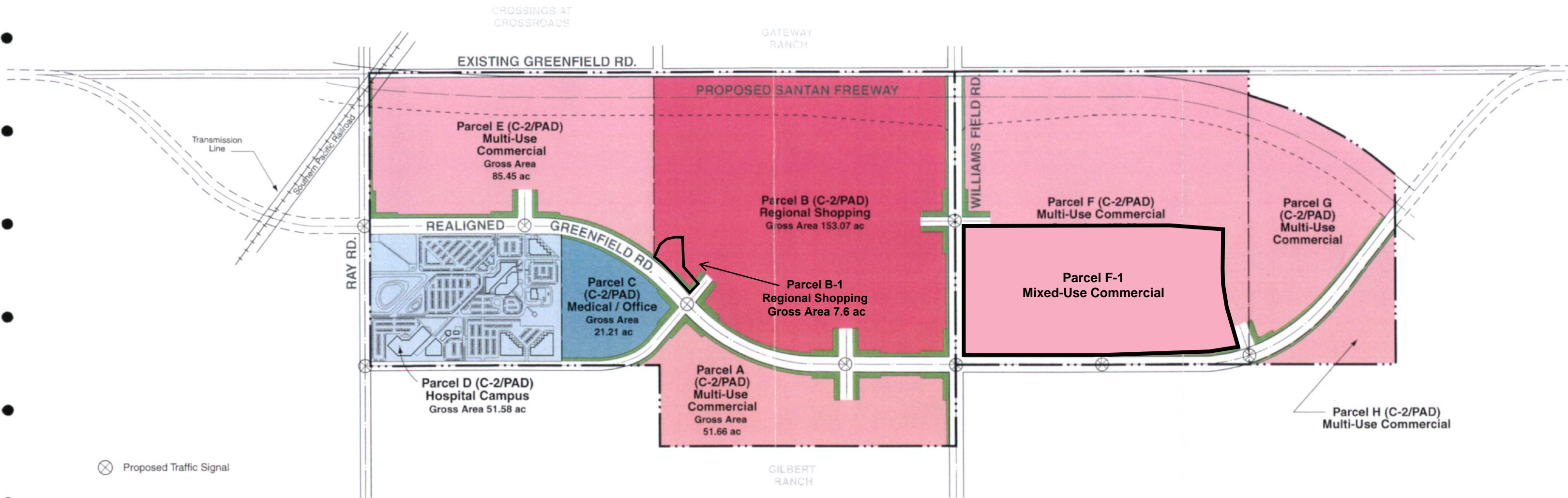
Revised 8/7/2019



CONCEPTUAL LAND USE PLAN

Crossroads Center

Town of Gilbert, Arizona

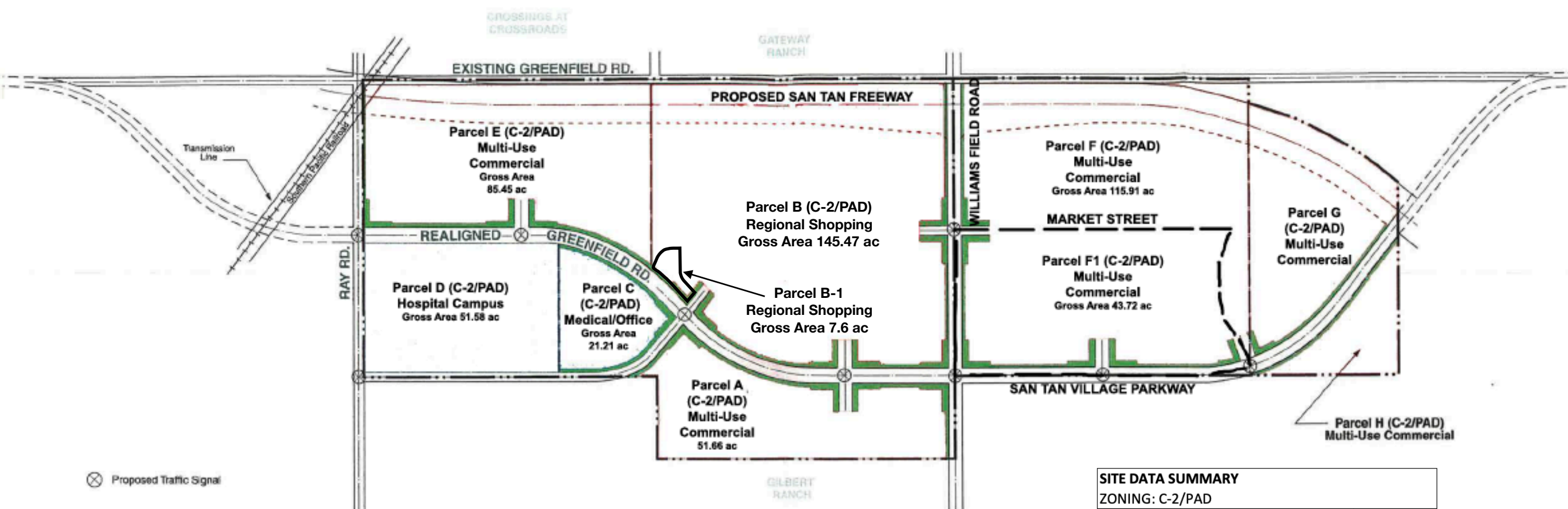


CONCEPTUAL LAND USE PLAN *

*Includes Preliminary Site Plan for Medical Campus

Crossroads Center

Town of Gilbert, Arizona



SITE DATA SUMMARY		
ZONING: C-2/PAD		
PARCEL	USE	GROSS AREA
A	MULTI-USE COMMERCIAL	51.66 AC
B	REGIONAL SHOPPING	145.47 AC
B-1	REGIONAL SHOPPING	7.6 AC
C	MEDICAL/OFFICE	21.21 AC
D	HOSPITAL CAMPUS	51.58 AC
E	MULTI-USE COMMERCIAL	85.45 AC
F	MULTI-USE COMMERCIAL	115.91 AC
F1	MULTI-USE COMMERCIAL	43.72 AC
G	MULTI-USE COMMERCIAL	NA
H	MULTI-USE COMMERCIAL	NA

CONCEPTUAL LAND USE PLAN
Crossroads Center
Town of Gilbert, Arizona

LAND USES

It is anticipated that the “Regional Shopping” and “Multi-Use Commercial” aspects of the Center may include, by way of illustrative examples and not limitation, general categories of Land Uses such as:

- Retail Establishments
- Restaurants (including outdoor seating and carry-out)
- Hotels, motels, resorts
- Offices
- Theaters
- Vehicle Sales and Rentals
- Personal Service Establishments
- Daycare Centers
- Fitness Facilities (including swimming pools and game courts)
- Automotive Service (major and minor) and Repair Facilities
- Retail Plant Nurseries
- Printing Services
- Car Washes
- Cleaning and Processing Establishments
- Indoor and/or Outdoor Commercial Amusement Establishments (but not including Fair Grounds)
- Schools (including Business, Trade and/or Technical Schools, Colleges, and Universities)
- Transit Terminals
- Places of Public Assembly
- Public Facilities
- Repair Services
- Utilities Facilities
- Parking Lots and/or Structures
- Veterinary Clinics and/or Hospitals
- Medical or Scientific Laboratories
- Clinics and Healthcare Facilities
- Helistops
- Bars, Lounges, or Taverns (with or without dancing and/or live entertainment)
- Convenience Retail
- Convenience Storage
- Outdoor Retail Sales and Storage
- Communication Towers and Satellite Dishes
- Conference and Banquet Facilities
- Wine and Liquor Sales
- Libraries, Museums, Galleries, and Similar Public Facilities
- Multi-Family Residential (Including Parcel B1 without a Use Permit)

- Commercial Amusement Facilities (but not including Fair Grounds)
- Swim/Fitness Clubs
- Bars, Lounges, or Taverns (with or without dancing and/or live entertainment)
- Communication Towers and Satellite Dishes
- Outdoor Places of Public Assembly
- Transit Terminal

The need for landscaping buffers, perimeter walls, setbacks, and/or other design measures (if any) to assure compatibility of such Uses shall be determined through the Town's Use Permit and Site Plan Approval processes.

(12-34 DU/Gross Acre within Parcel B1)

The Town's General Plan provides that, "The intent of the Mixed-Use Commercial designation is to provide for high intensity uses with a retail commercial emphasis". The General Plan goes on to recognize the benefits of and need for residential density in proximity to high intensity commercial areas--by stating that the Mixed-Use Commercial designation may also include High Density Residential (20% cap). As a part of the Site's C-2 PAD Overlay, without further rezoning, High Density Multi-family Residential (12-22 DU-acre) may be provided on up to 20 per cent of the Regional Commercial, Multi-Use Commercial, and Medical/Office aspects of the Crossroads Center. Multi-family development (if any) shall be in accordance with the Section 1.43 (R-4) requirements of the Code. (Parcel B1 shall follow C-2 Development Standards for all development/uses as amended by this ordinance)

Development Standards

	Town Code's Typical C-2 Standards	Crossroads Center's C-2 PAD Standards			
		Multi-Use Commercial Parcels	Regional Shopping Parcel	Hospital Campus	Medical/Office Parcel
Maximum Building Height ¹	30' (may exceed 30' if PAD)	40' Retail & Services 60' Office & Hotel 55' Multi Family Residential	60'	105' Hospital 60' Other Facilities	60'
Building Setbacks	See C-2 Column of Chapter I, Article I, Section 1.65 of Code (Attached at 9-A)	Per Code ² Multi Family Residential to follow C-2 standards	Per Code	Per Code	Per Code
Maximum Lot Coverage ³	100%	40%	40%	33%	40%
% Open Space	See applicable provision of Chapter II, Article X of Code (Attached at 9-B)	Per Code Multi Family Residential to follow C-2 standards	Per Code	Per Code	Per Code
Parking Ratio	See "Required Parking Schedule" at Chapter I, Article IV, Section 4.3 of Code (Attached at 9-C)	4/1000 sq. ft. Retail 4/1000 sq. ft. Office 1/Hotel room Multi-Family ⁴	4/1000 sq. ft. Retail 4/1000 sq. ft. Office 1/Hotel room Multi-Family ⁴	Per Code	4/1000 sq. ft. Retail 4/1000 sq. ft. Office 1/Hotel room Multi-Family ⁴
Maximum Floor Area Ratio ³	Not Regulated by Code	.5 N/A Multi Family Residential	.5	.4	.5
Other Standards	See Code	Per Code	Per Code	Per Code	Per Code

FOOTNOTES ON NEXT PAGE

1. Exclusive of parapet walls, mechanical screening, elevator penthouses and architectural embellishments such as cupolas, domes, monuments, and towers. The number of stories is not restricted (within the maximum Building Heights identified). Multi-family Building Height (36' maximum, measured at the finished ceiling line) shall be in accordance with Chapter I, Article I, Section 1.43 (R-4) of the Code. The multi-family restrictions/height/R-4 development standards do not apply to Parcel B1.
2. References throughout this chart to “Per Code” are to the Town’s requirements as provided in the Gilbert Unified Land Development Code in effect at the time of the Crossroads Center’s C-2 PAD Approval.
3. References throughout this chart to “Lot Coverage” and “Floor Area Ratio” are to parcel-by-parcel averages. For example, on the Regional Shopping Parcel, the Lot Coverage (over the entire Regional Shopping Parcel) will not exceed 40% and the Floor Area Ratio (over the entire Regional Shopping Parcel) will not exceed .5. Lot coverage shall mean that portion of the lot or parcel (exclusive of public rights-of-way) that is covered by buildings (exclusive of parking canopies and structures). Floor Area Ratio is a commercial intensity standard that shall be the ratio of the gross floor area of the commercial buildings on a parcel to the gross land area of such parcel which gross land area may include one-half of all abutting streets and alleys which are dedicated to public use. Parcels abutting a freeway shall include twenty-five feet of such right-of-way within the gross land area of the parcel. The floor area of multi-family buildings shall not be included in determining a parcel’s Floor Area Ratio.
4. Multi-family developments shall provide 1.5 parking spaces/efficiency and one-bedroom units, 1.75 parking spaces/two-bedroom units, and 2 parking spaces/three-bedroom (and larger) units and townhouse units. In addition, one visitor space per ten units must be provided. At least one space per multi-family unit must be covered and assigned to a unit.

Bulk, Building and Landscape Setback Requirements for Non-Residential Districts

District	Lot Area Min./Max.	Landscape and Building Setbacks When Adjacent To: ¹								Maximum Coverage	Building Height	
		Non-Residential				Rural	Single- Family	Multi- Family	Arterial/ Arterial Intersection ³			Local/ Collector Streets
		Front	Rear	Sides	Street Sides	R1-43 R1-35 R1-20	R1-15 to R1-5	R-2 to R-TH				
PF / NS	1.0 ac. / >	25'	25'	25'	25'	25'	15'	10'	20' / 50'x250'	10'	0.30	Two stories 30' max. ³
N - S	0.5 / 5.0 ac.	25'	25'	5' & 10'	10' ²	25'	15'	10'	20' / 50'x250'	10'	0.40	One story 15' max.
NCC	0.5 / 5.0 ac.	20'	0	5' & 10'	10' ²	25'	15'	10'	20' / 50'x250'	10'	0.40	Two stories 30' max. ³
C-1	1.0 / 12.0 ac.	20'	0	0	10' ²	60'	60'	40'	20' / 50'x250'	10'	1.00 ⁴	Two stories 30' max. ³
C-2	10.0 ac. / >	0	0	0	10' ²	75'	75'	40'	20' / 50'x250'	10'	1.00	Two stories 30' max. ³
PSC-1	← Same as C-1 →											
PSC-2	← Same as C-2 →											
E-R	N/A	25'	25'	25'	25'	100'	100'	60'	25' / 50'x250'	15'	0	50'
I-B	0.5 ac. / >	35'	0	0	35' ²	25'	15'	10'	35' / 50'x250'	35'	0.50	Two stories 30' max. ³
I-1	1.0 ac. / >	30'	0	0	30' ²	100'	75'	60'	30' / 50'x250'	30'	0.50	No maximum
I-2	1.0 ac. / >	25'	0	0	0	100'	100'	60'	25' / 50'x250'	25'	No maximum	No maximum
I-3	3.0 ac. / >	20'	0	0	0	150'	150'	60'	20' / 50'x250'	20'	No maximum	No maximum



LANDSCAPE SETBACK A - 5 ft.
 LANDSCAPE SETBACK B - 10 ft.
 LANDSCAPE SETBACK C - 20 ft.
 LANDSCAPE SETBACK D - 35 ft.

Notes:

- ¹ In no case shall the building setback be less than the landscape setback. Refer to Chapter II for landscape requirements.
- ² Front and street side yards are to be entirely landscaped. The greater between this requirement and the arterial collector street shall apply.
- ³ Height may exceed 30 feet if approved in conjunction with Planned Area Developments per Section 1.8.
- ⁴ Bufferyard requirements require more stringent setback, height and other regulations when adjacent to certain residential areas. Refer to Chapter II.
- ⁵ Refer to Chapter II, Article IX (Site Design Standards).
- ⁶ Refer to Chapter I, Article I, Section 1.57 (E-R District).

5. Multi Family Residential in B1 shall adhere to C-2 standards except as amended by this ordinance.

elements. Articulation is being provided through architectural elements and materials on all elevations. The Elevation Matrix is provided in the agenda packet.

Mr. Williams is requesting input on the architectural design and diversity, the building massing, and the roofline articulation.

DISCUSSION:

Vice Chair Bloomfield felt that the Commission was in agreement with staff. The plans look good and there are plenty of options.

8. Z19-09 VEDURA SANTAN VILLAGE APARTMENTS: Request to amend Ordinance Nos. 1142 and 1230 to amend the conditions of development within the Gilbert Crossroad Center Planned Area Development (PAD) for approximately 7.61 acres of real property, known as Parcel B1, generally located at the northeast corner of Santan Village Parkway and Coronado Road, and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay.

Planner Stephanie Bubenheim presented Z19-09 Vedula Santan Village Apartments. This rezoning is to amend the current Land Area Development that is on the site. The 7.6 acre site is part of the SanTan Village Regional Mall area and is located on the northeast corner of Santan Village Parkway and the Coronado Road alignment. The two entrances shown are existing entrances into the SanTan Mall. The PAD for the Crossroads Center was created in 1999 with a total of 660 acres. That large site includes the freeway that came in with the rezoning and PAD. The site is zoned Regional Commercial and all the surrounding uses are zoned Regional Commercial as well. As development has happened over the years, some of the areas were broken up into different parcels and some of that was taken out of the PAD and other parts were developed. The PAD allows 20% to be developed as Multi Family. The standards in this 1999 PAD limit and restrict it to more of a suburban multi-family where it is two-story and the density is low. That is not what was intended for this area.

Deviations are being requested to create Parcel B1, and to increase the building height from 30' to 55' consistent with the Regional Commercial zoning district and the apartments that have been developed in the area which are four-story. The maximum floor area ratio of 0.5 shall not apply to multi family. These are some clarifications within that PAD as there are some terms that are contradicting each other. The C-2 (old zoning district) development standards will apply to this multi-family development. The current density is limited to 22 and this will increase the density to not exceed 34 DU/Acre. No Conditional Use Permit is required for multi-family. The Land Use Development Plan in the current PAD will be updated with the rezoning.

A conceptual site plan is provided for reference only. The DR case will come before the Commission next month for Study Session. Staff and the Applicant have worked to figure out how to best fit the site. There will be four 4-story buildings creating a presence along Santan Village Parkway. The smaller internal buildings will be carriage units with first floor garages. Staff is working with the Applicant on how to connect the site to some existing sidewalks at the Santan Mall.

Ms. Bubenheim is requesting input from the Commission regarding the proposed deviations, which are consistent with the Elevations at SanTan development that was approved last June for the same request.

DISCUSSION:

Commissioner Bloomfield stated at the time in 1999 there were not enough colors in our palette for the zoning and now we have a few more abilities to accommodate what is actually intended and desired in that area.

Ms. Bubenheim stated that is correct.

Commissioner Torgeson believed the zoning in 1999 allowed up to 25 DU/Acre.

Ms. Bubenheim stated the zoning back then allowed up to 22 DU/Acre. Multi Family-Medium allows up to 24. The Applicant is requesting up to 34 DU/Acre.

Commissioner Torgeson noted that the recent Council change that brought in multi-family high density is really what is being asked for. This is not what Elevations has.

Ms. Bubenheim stated Elevations had an approval of 12-36 DU/Acre. Elevations is at a higher density than this proposed project just because of the size and layout.

Commissioner Torgeson commented that we did approve higher than Multi Family-Medium.

Ms. Bubenheim stated that is correct. They did approve a higher density because it is in the Regional Commercial zoning district, which does not have a density limit. She explained that the zoning district is Regional Commercial and the Planned Area Development allows the multi-family for this development.

9. ST19-01 ANATOLE (SEASONS AT SPRINGVIEW): Six (6) new Standard Plans (P908, P913, P914, P917, P919, and P926) by Richmond American Homes, for 58 Lots on approximately 13.45 acres within the Seasons at Springview PAD, generally located at the northwest corner of Lindsay and Ray Roads and zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay.

Planner Josh Rogers presented ST19-01 Anatole (Seasons at Springview). The site is located at the northwest corner of Ray and Lindsay Roads. The request is for standard plans for 53 lots on just over 13 acres zoned SF-D with a PAD. The Applicant is offering 6 standard plans and 5 different elevations styles. There is significant diversity in the plan types and elevations styles for the amount of lots. Staff is asking for input from the Commission on the specific design elements for the architectural styles and whether what the Applicant has provided is able to differentiate those styles from each other well. Staff would also like input on the design elements to minimize the prominence of the garage. The lot size is 45' wide and the minimum 2-car garage is required. The garages take up a significant portion of the front elevation. Staff has provided second review comments to the Applicant early in order to get a response before the Study Session. The architectural themes proposed include Spanish, Ranch, Western Cottage, Desert Prairie and Desert Modern.

There were some updates made by the Applicant after the packets were sent out. The patio front entry overhang had a stone element and the Applicant was able to make that a little more separate and welcoming. Staff felt that was an improvement. Double arched entry supports were included to fit with the Spanish style and the windows will be changed to match the Ranch style.

Staff was somewhat concerned with the prominence of the garage and has requested additional design elements to minimize the influence and visual aspect of the garage. Staff has provided some examples of what they would like to see. Staff would be open to enhancing the livable side of the elevation to draw the eye away from the garage or add some design element to spruce up the garage. The Applicant has made some significant changes on the two-story. Staff is looking for input on the first story elevations.

DISCUSSION:

Commissioner Johns thought there was a requirement that the garage be less than 50% of the elevation.

Mr. Rogers advised that the Design Guidelines state that 40% is the maximum we would like to see; however, with the width of the lot, that is impossible to meet. In this instance, the garage is 47-48% of the elevation.

Commissioner Johns noted that one of the elevations showed a massive amount of roof. He asked if something could be done to change that. There are some long elevations of roof on the sides. He agreed on the entries.

Commissioner Alibrandi asked how they got roped into the 45' width to begin with?